



NOTICE OF PUBLIC HEARING - REVISED

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

DATE: 3/13/2019
TIME: 4:30 PM
PLACE: BOSTON CITY HALL, ROOM 900, 9TH FLOOR

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS COMMITTEE

4:30pm

- VIO.19.050 BB** **205 Newbury Street**
Unapproved umbrellas at lower level commercial space.
- VIO.19.051 BB** **130 Newbury Street**
Unapproved neon lighting at lower level retail space.
- VIO.19.052 BB** **244 Newbury Street**
Unapproved umbrella attached to railing.
- VIO.19.053 BB** **335 Newbury Street**
Unapproved electronic window signage
- VIO.19.054 BB** **247 Newbury Street**
Unapproved freestanding sign.

II. DESIGN REVIEW HEARING

5:00pm

- 19.834 BB** **DAS NODE INSTALLATION – EIGHT BACK BAY LOCATIONS:**
Applicant: Ricardo M. Sous, Esq.
Proposed Work: Replace seven single-acorn street lights and one double-acorn street lights with double-acorn street lights with antenna and elevated base for related communications equipment. Specific locations include: 699 Boylston Street; 48 Commonwealth Avenue; 65 Commonwealth Avenue; 306 Dartmouth Street; 192 Commonwealth Avenue; 239 Commonwealth Avenue; 280 Commonwealth Avenue; and 311 Commonwealth Avenue.

- 19.746 BB** **163 Newbury Street:**
Applicant: Carl Solander
Proposed Work: At roof install mechanical equipment and safety guardrail.
- 19.863 BB** **67 Newbury Street:**
Applicant: Bill Brown
Proposed Work: Install metal sign to existing wrought iron railing that will extend eight (8") inches above railing.
- 19.857 BB** **97-101 Newbury Street:**
Applicant: Matt Ottinger
Proposed Work: Installation of two exhibit signs in front garden as part of a proposed Signage Master Plan.
- 19.736 BB** **348 Newbury Street:**
Applicant: Jenn Robichaud
Proposed Work: At front façade install two blade signs, two awnings at first-story windows, and install entrance canopy with signage above.
- 19.738 BB** **12-14 Commonwealth Avenue:**
Applicant: Frank Murphy
Proposed Work: At roof install standing-seam metal siding at existing elevator head houses, remove access ladder and platform, and replace access door and access panels in-kind; at rear and side elevations replace all windows with one-over-one aluminum-clad windows; at light wells replace all windows with one-over-one aluminum-clad windows and install thirty-two wall vents.
- 19.850 BB** **142 Beacon Street:**
Applicant: Guy Grassi
Proposed Work: At rear elevation reduce width of previously approved first floor bay and roof deck.
- 19.849 BB** **28 Commonwealth Avenue:**
Applicant: Adam Gilmore
Proposed Work: At roof install roof deck and access hatch, and relocate condenser units.
- 19.855 BB** **15 Arlington Street:**
Applicant: Michael Lamphier
Proposed Work: At Newbury Street elevation paint and clean marquee and remove signage valance, remove wall signage and restore masonry, replace revolving door with automatic doors replace sloped sidewalk with raised plaza with ramp, replace curved storefront with square storefront, replace entry door and transom with new entry door, and install new lighting and window awnings; at Arlington Street façade restore marquee, revolving doors and masonry, install new lighting and window awnings, replace and relocate planters, at Commonwealth Building replace entrance canopy with awning, install window awnings, remove signage and restore masonry, and add planters; at Public Alley 437 clean wall surfaces, re-paint ceiling, remove door and infill with brick, replace signage, add exhaust vent, clean and replace exhaust grills, relocate recycling bins into combination unit; and at roof replace existing rooftop enclosure and HVAC equipment.

III. ADMINISTRATIVE REVIEW/APPROVAL: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BackBayAC@boston.gov. Thank you.

- 19.869 BB** **221 Beacon Street** Re-point and repair masonry; and re-paint wood trim and previously painted stone elements.
- 19.824 BB** ~~**341 Beacon Street, Unit 6D**~~ Replace non-historic garage door.
Withdrawn by Staff
- 19.751 BB** **534 Beacon Street, Unit 706:** At rear elevation replace four seventh-story non-historic four-over-four wood windows and three six-over-six wood windows in-kind.
- 19.840 BB** **899 Boylston Street** Re-paint storefront, replace non-historic aluminum doors in-kind, replace signage, and replace section of storefront spandrel glass with clear glass.
- 19.846 BB** **4 Charlesgate East:** At Beacon Street façade replace seven fourth-story non-historic aluminum one-over-one windows with wood one-over-one windows.
- 19.852 BB** **2 Commonwealth Avenue:** At front façade and side elevation replace eleven tenth-story original 1980s aluminum windows in-kind.
- 19.823 BB** **33 Commonwealth Avenue:** At front façade replace four third-story non-historic wood one-over-one windows in-kind.
- 19.841 BB** **40 Commonwealth Avenue:** At front façade and side elevation replace seven second-story non-historic wood one-over-one arched windows in-kind; and at front façade replace second-story non-historic wood French doors, sidelights and transom in-kind.
- 19.524 BB** **132 Commonwealth Avenue:** Install wrought iron fence at front garden.
- 19.803 BB** **190 Commonwealth Avenue:** At front façade replace four second-story non-historic wood one-over-one windows with wood nine-over-one windows.

- 19.848 BB** **390 Commonwealth Avenue:** At rear elevation replace nine second-story non-historic one-over-one wood windows in-kind.
- 19.851 BB** **9 Fairfield Street:** At roof remove satellite, replace copper flashing in-kind; replace damaged roof slate in-kind; replace sections of downspouts in-kind; re-point and repair masonry; replace one existing storm window and replace rotted window sill and casing in-kind; repaint dormers and previously painted stone trim in-kind; and restore front entry doors.
- 19.806 BB** **32 Fairfield Street:** At front façade replace four fourth-story non-historic one-over-one vinyl windows with wood one-over-one windows; and at rear elevation replace two fourth-story non-historic vinyl windows with one-over-one wood windows.
- 19.868 BB** **9 Gloucester Street:** Re-point and repair masonry.
- 19.864 BB** **15 Newbury Street:** Amend Application 18.1349 BB (approved by BBAC 6-13-2018) to include removal of non-historic veneer stair treads at Parish entry and installation of granite treads matching treads at entrance to Lindsey Chapel.
- 19.795 BB** **29-33 Newbury Street:** At rear elevation replace downspout in-kind.
- 19.798 BB** **117 Newbury Street:** At front façade first-story windows remove non-historic window awnings.
- 19.815 BB** **248 Newbury Street:** At front façade replace wall sign at lower level retail space.
- 19.753 BB** **250 Newbury Street:** At front façade replace wall sign to lower level retail space.
- 19.870 BB** **271 Newbury Street:** At roof replaced damaged wood trim and roof slate in-kind; and install new copper flashing and gutter.
- 19.862 BB** **324a Newbury Street:** At front façade replace wall sign and blade sign.
- 19.853 BB** **349 Newbury Street:** At front façade replace blade sign.

IV. ADVISORY REVIEW

545 Boylston Street: Proposed public art display attached to side (west) wall of building.

V. RATIFICATION OF 2/13/2019 PUBLIC HEARING MINUTES

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00PM

DATE POSTED: 3/13/2019

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

Members: John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Jane R. Moss (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)
Alternates: David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ *Back Bay Sun*/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League